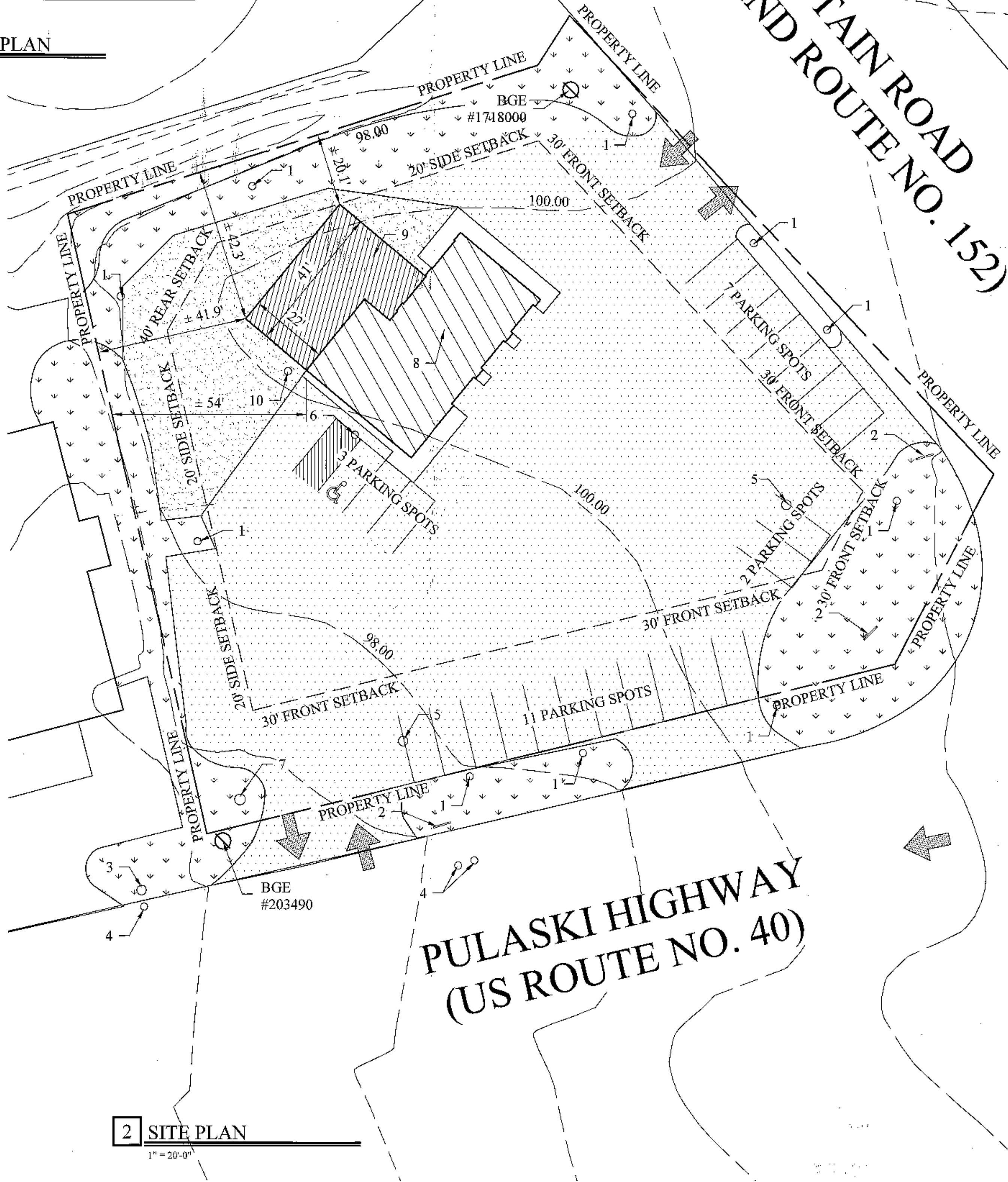


1 LOCATION PLAN

NOT TO SCALE



2 SITE PLAN

1" = 20'-0"

DRAWING NOTES:

Refer to the drawings on this page to determine where each of the following notes apply. Unless otherwise noted, these following notes only apply to the locations shown on the drawing.

- 1) EXISTING LIGHT POLE, TO REMAIN.
- 2) EXISTING SIGN, TO REMAIN.
- 3) EXISTING HYDRANT, TO REMAIN.
- 4) EXISTING WATER VALVE, TO REMAIN.
- 5) EXISTING MONT. WELL, TO REMAIN.
- 6) EXISTING FILLCAP, TO REMAIN.
- 7) EXISTING SANITARY MAN HOLE, TO REMAIN.
- 8) EXISTING BUILDING.
- 9) PROPOSE BUILDING ADDITION.
- 10) PROPOSED NEW SANITARY SEWER CLEAN OUT.

SITE PLAN LEGEND

Structures	Property Line
Building (existing to remain)	Contour Line
Building (new)	Setback Line
	Buffer Line
Grade Surfaces	Traffic Flow
Concrete paving (existing to remain)	Well
Gravel paving (existing to remain)	Utility Pole
Lawn	

LOT COVERAGE WORKSHEET (1018 PULASKI HIGHWAY)

Surface	Lot Coverage Before		Modifications		Lot Coverage After		Disturbed Area		Notes
	Area	Lot %	Delete (-)	Add (+)	Area	Lot %	Yes	No	
Impervious Surfaces									
Building footprint	1,836 sf	5.3 %		1,040 sf	2,876 sf	8.4 %	1,040 sf	1,836 sf	#1
Sidewalk/ramp/stairs	465 sf	1.3 %			465 sf	1.3 %		465 sf	
Gravel paving	4,425 sf	12.9 %	1,040 sf		3,385 sf	9.8 %	1,672 sf	1,713 sf	
Asphalt paving	23,416 sf	68.8 %			23,416 sf	68.8 %		23,416 sf	
Total impervious	30,142 sf	88.3 %	1,040 sf	1,040 sf	30,142 sf	88.3 %	2,712 sf	27,430 sf	#1
Pervious Surfaces									
Forest / lawn	3,973 sf	11.7 %			3,973 sf	11.7 %		3,973 sf	#1
Total pervious	3,973 sf	11.7 %			3,973 sf	11.7 %		3,973 sf	#1
Lot Total	34,115 sf	100 %	1,040 sf	1,040 sf	34,115 sf	100 %	2,712 sf	31,403 sf	#1

PARKING WORKSHEET

Use	Spaces		Notes
	Required	Existing	
Spaces	9	22	
Handicap	1	1	#31
Total	10	23	

WORKSHEET NOTES

Refer to the lot coverage, building floor area, and parking worksheets on this page to determine where each of the following notes apply. Unless otherwise noted, these following notes only apply to the locations shown in these worksheets.

LOT COVERAGE WORKSHEET NOTES

1) Stoker Associates did not perform a land survey to determine the lot areas. Refer to the "EXISTING CONDITIONS SURVEY" section of the "SITE NOTES".

BUILDING FLOOR AREA WORKSHEET NOTES

PARKING WORKSHEET NOTES

31) Motor Vehicle Sales and Service require (1) space per (300) square feet of gross floor area, excluding storage area.
2,876 sf @ 300 sf per space = 10 spaces

PRELIMINARY DEVELOPMENT PLAN NOTES:

EXISTING CONDITIONS SURVEY:

Stoker Associates did not perform a land survey. We prepared the site plan based on data from a site plan done by Wilson Design & Associates Inc, dated 12/1/02, showing the existing conditions at that time. We also used data from local government. To the best of our understanding, our drawings describe the existing conditions. However, Stoker Associates did not verify the accuracy of the data shown.

SITE LOCATION:

PROPERTY STREET ADDRESS: 1018 PULASKI HWY
TAX MAP: 65
GRID: 2C
PARCEL: 191

OWNER-DEVELOPER:

NAME: DAY'S PROPERTIES LLC
ADDRESS: 558 ANCHOR DR
JOPPA MD, 21085

ZONING USE: B-3

EXISTING USE: Motor Vehicle Sales and Service

PROPOSED USE: We propose to continue to use the space with no change in use.

MATERIAL STORED OUTDOORS ON-SITE: none proposed

EQUIPMENT STORED OUTDOORS ON-SITE: none proposed

PARKING:

REFER TO PARKING SPACE SCHEDULE

COMMERCIAL VEHICLES STORED OUTDOORS ON-SITE: none proposed

TRUCK LOADING ZONE: We expect the occupants to use small two/three axle panel trucks & large tractor/trailer trucks for loading zone. The proposed occupants will use the building entrance as the deliveries & pickups. We believe the proposed size and nature of the building does not require a separate loading zone.

PROPOSED TRASH STORAGE:

The proposed occupants will use a common dumpster on concrete or asphalt paving as the trash storage space.

POLE-MOUNTED ON-SITE LIGHT FIXTURES:

There is an existing pole-mounted light fixture. We propose to allow the existing conditions to remain as is.

BUILDING-MOUNTED LIGHT FIXTURES:

none

SIGNS:

PROPOSED BUILDING WALL SIGNS(S):

There is an existing sign, which has a face of approx 18sf. We propose to allow the existing conditions to remain as is.

PROPOSED FREE-STANDING SIGN(S): There is an existing sign, which has (3) faces, each approx 20sf. We propose to allow the existing conditions to remain as is.

BUFFER FOR RESIDENCE:

None

ADJACENT PROPERTY OWNERS:

SITE ADDRESS: 1108 S MOUNTAIN RD
JOPPA MD, 21085
PROPERTY OWNER'S NAME: PAUL BRANK FAMILY LLC
MAILING ADDRESS: 2410 OLD JOPPA RD
JOPPA MD, 21085

ZONING: B-3

USE: Business

SITE ADDRESS: 1018 PULASKI HWY

JOPPA MD, 21085

PROPERTY OWNER'S NAME: DAY RADFORD JR

MAILING ADDRESS: 558 ANCHOR DR
JOPPA MD, 21085

ZONING: B-3

USE: Business

PUBLIC WATER:

PUBLIC WATER MAIN: There appears to be an existing public water main.

PUBLIC FIRE HYDRANT: There appears to be an existing public fire hydrant approx. 150ft from the proposed building.

WATER SUPPLY CONNECTION:

There appears to be an existing water connection to the public main for the building. We propose to allow the existing conditions to remain as is.

We propose to connect into the existing street main.

BUILDING MAIN SHUT-OFF VALVE: There appears to be an existing shut-off valve. We propose to allow the existing conditions to remain as is.

WATER SUPPLY BUILDING MAIN:

There appears to be an existing water supply building main. We propose to allow the existing conditions to remain as is.

WATER METER:

There appears to be an existing water meter assembly. This meter assembly is in an underground meter vault. We propose to allow the existing conditions to remain as is.

PUBLIC SANITARY SEWER:

PUBLIC SANITARY SEWER MAIN:

There appears to be an existing public street main. We propose to allow the existing conditions to remain as is.

SANITARY SEWER CONNECTION:

There appears to be a connection to the street main for the property. We propose to allow the existing conditions to remain as is.

UNDERGROUND TANKS: We have no knowledge of any existing underground tanks on-site. We propose no underground tanks on-site.

HAZARDOUS MATERIALS ON-SITE: We have no knowledge of any existing hazardous materials on-site. We propose no hazardous materials on-site.

PUBLIC ROADS:

PUBLIC ROAD NAME: PULASKI HIGHWAY

NEAREST INTERSECTING ROAD: MOUNTAIN ROAD

JURISDICTION: State Highways Administration

TRAFFIC TYPE: divided four-way traffic with each direction having (2) lanes

POSTED SPEED LIMIT: 55 mph

ROAD EDGE: existing concrete curbs and gutters

ROAD ENTRANCE: There is an existing road entrance. We propose to allow the existing entrance to remain as is.

ROAD ACCESS PERMIT: We propose that the project is exempt from needing a road access permit.

TRAFFIC IMPACT STUDY: We believe that the traffic impact from this proposed project will be minimal. We propose that because of the minor nature of the proposed project, we are exempt from providing a detailed traffic impact study.

NATURAL RESOURCES:

NON-TIDAL WETLANDS: none known within 100ft of disturbed area nor anywhere on site.

EXISTING STREAMS: none known within 100ft of disturbed area nor anywhere on site.

TIDAL WETLANDS: none known within 100ft of disturbed area nor anywhere on site.

CHESAPEAKE BAY OVERTLAY DISTRICT: none known within 100ft of disturbed area nor anywhere on site.

FEMA FLOODPLAIN AREAS: none known within 100ft of disturbed area nor anywhere on site.

PROPOSED DISTURBED AREA: 1,040 sf

PROPOSED MAX EXCAVATION DEPTH: 3 ft from bottom of excavation to existing grade.

SEDIMENT & EROSION CONTROL PERMIT: We propose the work does not require a sediment and erosion control permit.

Before the building permit is approved, we will apply for any approvals ("letter of intent" or "standard sediment control plan") as needed by governing code officials.

EXISTING STORM DRAINAGE MANAGEMENT: surface flow into landscaped and lawn areas

PROPOSED STORM DRAINAGE MANAGEMENT SYSTEM: surface flow into landscaped and lawn areas. Because of the amount of disturbed area & volume, we propose the work is exempt from stormwater management.

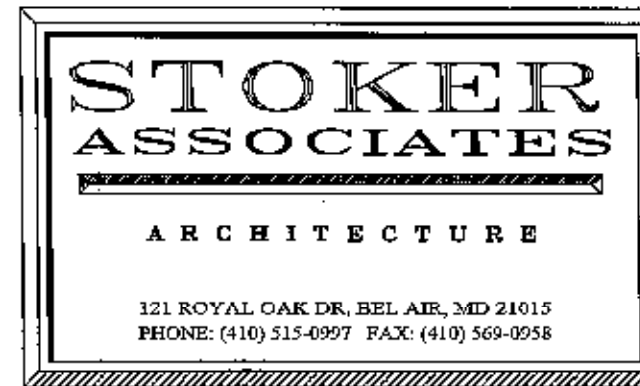
SOIL CONDITIONS:

SUBSOIL INVESTIGATION: Stoker Associates did not perform an on-site subsurface investigation. Stoker Associates does not warrant the actual existing subsurface conditions are as we estimated. The scope of the construction work is based on estimated conditions. We based the estimated condition on our interpretation of public data from U.S. Department of Agriculture.

STEEP SLOPE CONDITIONS: The proposed finished grade slopes for the site should be less than 15%. The site may have some finished grades between 15% and 25%. We believe none of the proposed finished grade slopes for the site will be 25% or more.

ON-SITE RETAINING WALLS: We propose no retaining walls.

PLAN TYPE: 5
PLAN NO.: 11-059
SERIES NO.: 1
DATE: 5/17/11
DRA/DUE: 6/15/11



DAY'S TRUCK SALES REAR ADDITION
1018 Pulaski Highway
Joppa Maryland 21085

DATE: 07/09/10 JOB#: 201015 FILE#: 15C018ITE

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SHEET #:

C-1

DRAWINGS ARE SCHEMATIC IN NATURE & DIMENSIONS ARE APPROXIMATE. VERIFY ACTUAL DIMENSIONS OF COMPONENTS TO FIT FIELD CONDITIONS.